

011.A

0001

04250

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

USE VALUE:

ASSESSEd:

Total Card / Total Parcel

326,400 /

326,400

326,400 /

326,400

326,400 /

326,400

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	425
-----------	---------	-----

Owner 1: SENCHURY LLC

Owner 2:

Owner 3:

Street 1: 41 B CUSHING ST

Street 2:

Twn/City: CAMBRIDGE

St/Prov: MA Cntry: Own Occ: N

Postal: 02138 Type:

## PREVIOUS OWNER

Owner 1: TANG ROBERT K -

Owner 2: -

Street 1: 21 SHARPE RD

Twn/City: NEWTON

St/Prov: MA Cntry:

Postal: 02459

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6031																	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	326,400			326,400		149477

Total Card	0.000	326,400		326,400	Entered Lot Size
Total Parcel	0.000	326,400		326,400	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	455.87	/Parcel:	455.8	Land Unit Type:
---------	-----------------	--------------------------------	--------	----------	-------	-----------------

10/11/17	11130!
PRIOR ID #1:	149477
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	12/10/20 16:48:09
LAST REV DATE:	09/09/20 15:29:27
ASR MAP:	jorourke
FACT DIST:	
REVAL DIST:	
YEAR:	
LANDREASON:	
BLDREASON:	
CIVILDISTRICT:	
RATION:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014
2014	102	FV	163,700	0	.	.	163,700	163,700	Year End Roll	12/16/2013
2013	102	FV	163,700	0	.	.	163,700	163,700		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TANG ROBERT K,	75328-281	2	8/10/2020		370,000	No	No		
EVANS ELEANOR M	71386-127	2	7/27/2018		350,000	No	No		
	18423-244		7/1/1987		139,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2020		SQ Mailed						JO Jenny O
4/9/2019		SQ Returned						JO Jenny O
10/11/2017		Measured						DGM D Mann
5/6/2000								197 PATRIOT

## ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.																
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																			
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																			
Frame: 2	- Steel			1/2 Bath: 1	Rating:																			
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:																			
Sec Wall: 1	%			OthrFix: 1	Rating:																			
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1							# Units: 1								
Color: BRICK				A Kits: 1	Rating:			Level	FY	LR	DR					D	K	FR	RR	BR	FB	HB	L	O
View / Desir: N	- NONE			Frl: 1	Rating:			Other																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper																
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2																
Year Blt: 1971	Eff Yr Blt:			Location: R	- Rear			Lvl 1																
Alt LUC:	Alt %:			Total Units: 1				Lower																
Jurisdct:	Fact: .			Floor: 4	- 4th Floor			Totals	RMS: 3	BRs: 1	Baths: 1	HB												
Const Mod:				% Own: 0.903699994				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Lump Sum Adj:				Name: 16 - 6031				Exterior:	No Unit	RMS	BRs	FL												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	3	1	0												
Avg Ht/FL: STD				Phys Cond: AV	- Average			Additions:																
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																
Sec Int Wall: 1	%			Economic:				Baths:																
Partition: T	- Typical			Special:				Plumbing:																
Prim Floors: 4	- Carpet			Override:				Electric:																
Sec Floors: 1	%			Total: 28.8 %				Heating:																
Bsmnt Flr:				<b>CALC SUMMARY</b>				General:																
Subfloor:				Basic \$ / SQ: 320.00				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>								
Bsmnt Gar:				Size Adj.: 1.33798885				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Electric: 3	- Typical			Const Adj.: 1.00909925									GLA	Gross Liv Ar	716	432.050	309,349							
Insulation: 2	- Typical			Adj \$ / SQ: 432.052																				
Int vs Ext: S				Other Features: 32751																				
Heat Fuel: 3	- Electric			Grade Factor: 1.00																				
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.34000003																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100				LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO			Adj Total: 458414																				
% Com Wall:	% Sprinkled:			Depreciation: 132023																				
				Depreciated Total: 326391																				
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:	<b>IMAGE</b>			
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 011.A-0001-0425.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:				Total:															
<b>AssessPro Patriot Properties, Inc</b>																								